

IN RE: PETITION FOR VARIANCE * BEFORE THE
S/S Dolfield Road, 232'W of *
the c/l of New Plant Court * DEPUTY ZONING COMMISSIONER
(10328 S. Dolfield Road) and, *
SW/S New Plant Court, 757'S of * OF BALTIMORE COUNTY
the c/l of Dolfield Road *
(24 New Plant Court) * Case No. 95-75-A
4th Election District *
3rd Councilmanic District *

Universal Security Instruments, Inc. - Petitioners

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Variance for the properties known as 10328 South Dolfield Road and 24 New Plant Court, located in the Owings Mills Industrial Park in northwestern Baltimore County. The Petition was filed by the owners of the properties, Universal Security Instruments, Inc., by Harvey Grossblatt, Executive Vice President, through their attorney, Steven M. Rosen, Esquire. The Petitioners seek relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 255.1 and 238.2 to permit a side yard setback of 5 feet in lieu of the required 30 feet for a proposed warehouse building at 10328 South Dolfield Road, and from Sections 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet and Sections 255.1 and 238.1 to permit a front yard setback of 25 feet in lieu of the required average of 40 feet for a proposed warehouse building at 24 New Plant Court. The subject property and relief sought are more particularly described on the site plan submitted into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petition were Harvey Grossblatt for Universal Security Instruments, Inc., William P. Monk, Land Planning & Zoning Consultant, Morton K. Sugar, and Steven M. Rosen, Esquire, Attorney for the Petitioners. There were no Protestants present.

ORDER RECEIVED FOR FILING

Date

By

MICROFILMED

Testimony and evidence presented revealed that the subject properties are two separate parcels of land located within the Owings Mills Industrial Park in Owings Mills. The Petitioners are desirous of developing each parcel with a one story warehouse building. The property known as 10328 South Dolfield Road consists of 1.47 acres, more or less, zoned M.L.-I.M., and is a long, rectangular shaped parcel approximately 98 feet wide along South Dolfield Road and 500 feet deep. Given the narrow configuration of this parcel, the Petitioner proposes to situate the proposed warehouse building approximately 5 feet from the eastern property line. Thus, the requested variance is necessary. The Petitioner offered into evidence a letter from one of the adjacent businesses indicating they have no objection to the requested variance for this parcel. It should also be noted that the Petitioners own the property immediately adjacent to the subject site on the affected side of the variance requested.

The property known as 24 New Plant Court contains 2.3 acres, more or less, zoned M.L.-I.M. and is also long, narrow and irregularly shaped. The rear of this parcel abuts the Northwest Expressway. Again, given the unique configuration of this parcel, the Petitioners propose situating the proposed warehouse building such that it will be located a distance of approximately 25 feet from the front property line and 30 feet from the side property line. Testimony indicated that without the requested variances, the two parcels in question would be unmarketable. In order to develop the properties consistent with other uses in this industrial park, the requested variances are necessary.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and

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Date

By

his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variances are not granted. It has been established that special circumstances or conditions exist that are peculiar to the subject property and that the requirements from which the Petitioners seek relief will unduly restrict the use of the land due to the special conditions unique to these particular parcels. In addition, the relief requested will not cause any injury to the public health, safety or general welfare and is in strict harmony with the spirit and intent of the B.C.Z.R.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variances requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 13th day of October, 1994 that the Petition for Variance seeking relief from the Baltimore County Zoning Regulations (B.C.Z.R.) as follows: From Sections 255.1 and 238.2 to permit a side yard

ORDER RECEIVED FOR FILING

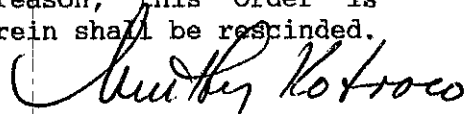
Date

By

10/13/94

setback of 5 feet in lieu of the required 30 feet for a proposed warehouse building at 10328 South Dolfield Road, and from Sections 255.2 and 243.2 to permit a side yard setback of 30 feet in lieu of the required 50 feet and Sections 255.1 and 238.1 to permit a front yard setback of 25 feet in lieu of the required average of 40 feet for a proposed warehouse building at 24 New Plant Court, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORIGINAL RECEIVED FOR FILING
DATE 10/13/94
BY [Signature]

MICROFILMED

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

October 13, 1994

Steven M. Rosen, Esquire
250 W. Pratt Street, Suite 800
Baltimore, Maryland 21201

RE: PETITION FOR VARIANCE
S/S Dolfield Road, 232'W of the c/l of New Plant Court
(10328 S. Dolfield Road) and, SW/S New Plant Court, 757'S of
the c/l of Dolfield Road (24 New Plant Court)
4th Election District - 3rd Councilmanic District
Universal Security Instruments, Inc. - Petitioners
Case No. 95-75-A

Dear Mr. Rosen:

Enclosed please find a copy of the decision rendered in the
above-captioned matter. The Petition for Variance has been granted in
accordance with the attached Order.

In the event any party finds the decision rendered is unfavor-
able, any party may file an appeal to the County Board of Appeals within
thirty (30) days of the date of this Order. For further information on
filing an appeal, please contact the Zoning Administration and Development
Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. William P. Monk
222 Bosley Avenue, Suite B-7, Towson, Md. 21204

~~People's Counsel~~

~~File~~

MICROFILMED





Petition for Variance

95-75-A

to the Zoning Commissioner of Baltimore County

for the property located at 10328 South Dolfield Rd & 24 New Plant Court

which is presently zoned ML-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 255.1 & 238.2 for a side yard setback of 5' in lieu of the required 20' (10328 South Dolfield Rd), Section 255.2 & 243.2 for a side yard setback of 30' in lieu of the required 50' (24 New Plant Ct), and Section 255.1 & 238.1 for a front yard setback of 25' in lieu of the required average 40'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty) Narrow lot demensions coupled with extensive setback requirements and the need to allow for vehicular access into and around the sites create limited allowable building areas, necessitating the need for setback variances, as well as dictating building locations.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

Universal Security Instruments, Inc.

(Type or Print Name)

Signature

Harvey Grossblatt

(Type or Print Name)

Signature

W. J. Grossblatt EVP
(EXECUTIVE VICE PRES.)

10324 S. Dolfield Rd 363-3000

Address

Phone No.

Owings Mills, MD 21117

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

William Monk, Inc.

Name

222 Bosley Ave, Ste B-7 494-8931

Address Towson, MD 21204

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates _____ Next Two Months

ALL _____ OTHER _____

REVIEWED BY: R.T. DATE 8-23-94

ORDER RECEIVED FOR FILING

Date 8/23/94

By [Signature]

MICROFILMED

ITEM # 74

95-75-A

**ZONING DESCRIPTION
10328 SOUTH DOLFIELD ROAD
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point on the south right-of-way line of South Dolfield Road, 70 feet wide, 232 feet +/- west of the centerline of New Plant Court, thence leaving said right-of-way and running South 03 degrees 57 minutes 34 seconds West 418.00 feet; thence South 31 degrees 15 minutes 50 seconds West 134.36 feet to the north side of the Northwestern Expressway, I-795; thence binding on said north side of I-795 by a curve to the left having a radius of 7,789.44 feet for an arc length of 108.00 feet; thence leaving said right-of-way of I-795 and running North 16 degrees 02 minutes 22 seconds East 140.25 feet; thence North 03 degrees 57 minutes 34 seconds East 354.9 feet to the south side of the aforementioned South Dolfield Road thence binding thereon by a curve to the left having a radius of 735.00 feet for an arc length of 32.00 feet; thence South 86 degrees 02 minutes 26 seconds East 98.00 feet to the point of beginning.

Containing 1.545 acres of land more or less.

wpm27



WILSON

ITEM # 74

95-75-A

**ZONING DESCRIPTION
24 NEW PLANT COURT
4TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND**

Beginning for the same at a point on the southwesterly side of New Plant Court, 60 feet wide, 757 feet more or less south of the centerline of South Dolfeld Road, thence leaving said right-of-way and running South 32 degrees 44 minutes 00 seconds West 189.22 feet to the north side of the Northwestern Expressway, I-795; thence binding on said north side of I-795 North 60 degrees 56 minutes 52 seconds West 160.38 feet; thence by a curve to the left having a radius of 7,789.44 feet for an arc distance of 362.01 feet; thence leaving said north side of I-795 and running North 31 degrees 15 minutes 50 seconds East 134.36 feet; thence South 04 degrees 59 minutes East 250 feet more or less to the aforementioned right-of-way of New Plant Court; thence binding on said right-of-way by a curve to the left having a radius of 330 feet for an arc distance of 165 feet more or less; thence South 57 degrees 16 minutes 00 seconds East 144.00 feet to the point of beginning.

Containing 2.3 acres of land more or less.

wpm27



RECEIVED

ITEM # 74

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-75-A

District: H48 Date of Posting: 9/17/94

Posted for: Verano

Petitioner: University of Security Instrument Inc

Location of property: 10378 S. DelField Rd, S/S

Location of Signs: Facing road way, on property being zoned

Remarks: _____

Posted by: [Signature] Date of return: 9/23/94

Number of Signs: 1

MICROFILMED

CERTIFICATE OF PUBLICATION

TOWSON, MD.,

9/15, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9/15, 1994.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

~~Publication~~

MICROFILMED

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118 of the Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

Case Number: 94-111-14
106 South Dorfield Road
S/S South Dorfield Road,
232 W of New Plant Court
24 New Plant Court
SW/S New Plant Court
757' +/- S of o/s
South Dorfield Road
4th Election District
3rd Councilmanic
Petitioner(s):

Universal Security
Instruments, Inc.
HEARING: MONDAY,
OCTOBER 3, 1994 at 9:00
a.m. In Rm. 118 - Old
Courthouse.

Variance: to a side yard setback of 5 feet in lieu of the required 20 feet (#10328 South Dorfield Road); for a side yard setback of 30 feet in lieu of the required 60 feet (#24 New Plant Court); and for a front yard setback of 25 feet in lieu of the required average of 40 feet.

LAWRENCE E. SCHMIDT,
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped accessible; for special accommodations Please Call 887-3353.

(2) For information concerning the File and/or Hearing, Please Call 887-3391.

9/193 September 15.



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

95-75-A

Account: R-001-6150

Number 74

R.T.

Date 8/23/94

U.S.I

#10328 Southfield Rd,
#24 New Plant Cocont.

020 - VARIANCE - \$ 250⁰⁰

080 - TWO (2) SIGNS - \$ 70⁰⁰

TOTAL - \$ 320⁰⁰

MICROFILMED

02A02H0078MTCRC

\$320.00

BA-C009151AN08-23-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

Item Number: 74
Planner: RT
Date Filed: 8-23-94

P E T I T I O N P R O C E S S I N G F L A G

This petition has been accepted for filing, after an initial review, and has been placed on the agenda for the zoning advisory committee. However, the following items were found to be missing or incomplete when the petition was included on the agenda by Sophia. A copy of this "flag" will be placed in the case file for the Zoning Commissioner's review. The planner that accepted the petition for filing has the option of notifying the petitioner and/or attorney prior to the hearing or Zoning Commissioner's review of the petition regarding the items noted below. If the petitioner/attorney is contacted by the planner, it is the petitioner's ultimate decision and responsibility to make a proper application, address any zoning conflicts, and to file revised petition materials if necessary. Delays and unnecessary additional expenses may be avoided by correcting the petition to the proper form.

✓

Need an attorney

The following information is missing:

____ Descriptions, including accurate beginning point
____ Actual address of property
____ Zoning
____ Acreage
____ Plats (need 12, only ____ submitted)
____ 200 scale zoning map with property outlined
____ Election district
____ Councilmanic district
____ BCZR section information and/or wording
____ Hardship/practical difficulty information
____ Owner's signature (need minimum 1 original signature) and/or
printed name and/or address and/or telephone number
____ Contract purchaser's signature (need minimum 1 original
signature) and/or printed name and/or address
____ Signature (need minimum 1 original signature) and/or
printed name and/or title of person signing for legal
owner/contract purchaser
____ Power of attorney or authorization for person signing for
legal owner and/or contract purchaser
____ Attorney's signature (need minimum 1 original signature)
and/or printed name and/or address and/or telephone number
____ Notary Public's section is incomplete and/or incorrect
and/or commission has expired

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 74

Petitioner: UNIVERSAL SECURITY INSTRUMENTS, INC. (USI)

Location: 10328 S. DOLFIELD RD & 24 NEW PLANT CT.

PLEASE FORWARD ADVERTISING BILL TO:

NAME: UNIVERSAL SECURITY INSTRUMENTS, INC.

ADDRESS: 10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

PHONE NUMBER: 303-3000

AJ:ggs

MICROFILMED

(Revised 04/09/93)

TO: PUTUXENT PUBLISHING COMPANY
September 15, 1994 Issue - Jeffersonian

Please forward billing to:

Universal Security & Instruments, Inc.
10324 South Dolfield Road
Owings Mills, Maryland 21117
363-3000

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-75-A (Item 74)
10328 South Dolfield Road
S/S South Dolfield Road, 232' W c/l New Plant Court
24 New Plant Court
SW/S New Plant Court, 757'+/- S of c/s South Dolfield Road
4th Election District - 3rd Councilmanic
Petitioner(s): Universal Security Instruments, Inc.
HEARING: MONDAY, OCTOBER 3, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance for a side yard setback of 5 feet in lieu of the required 20 feet (#10328 South Dolfield Road);
for a side yard setback of 30 feet in lieu of the required 50 feet (#24 New Plant Court); and for a front
yard setback of 25 feet in lieu of the required average of 40 feet.

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEPTEMBER 6, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-75-A (Item 74)
10328 South Dolfield Road
S/S South Dolfield Road, 232' W c/l New Plant Court
24 New Plant Court
SW/S New Plant Court, 757' +/- S of c/s South Dolfield Road
4th Election District - 3rd Councilmanic
Petitioner(s): Universal Security Instruments, Inc.
HEARING: MONDAY, OCTOBER 3, 1994 at 9:00 a.m. in Room 118, Old Courthouse.

Variance for a side yard setback of 5 feet in lieu of the required 20 feet (#10328 South Dolfield Road); for a side yard setback of 30 feet in lieu of the required 50 feet (#24 New Plant Court); and for a front yard setback of 25 feet in lieu of the required average of 40 feet.

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon
Director

cc: Universal Security Instruments, Inc.
William Monk, Inc.

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.

MICROFILMED



Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

SEP 19 1994

Universal Security Instruments, Inc.
10324 South Dolfield Road
Owings Mills, Maryland 21117

RE: Item No. 74, Case No. 95-75-A
Petitioner: Universal Security Instruments, Inc.

Dear Petitioners:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 23, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:ggs

GG: William Monk, Inc.

Printed with Soybean Ink
on Recycled Paper



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 12, 1994
Zoning Administration and Development Management

FROM: *RWB* Robert W. Bowling, P.E., Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 12, 1994
Items 73, 74, 76, 77, 79, 80 and 81

The Developers Engineering Section has reviewed
the subject zoning items and we have no comments.

RWB:sw

RECEIVED
SEP 12 1994
ZADM

MICROFILMED

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: ZADM

DATE: Sept. 15, 1994

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: Sept. 6

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

73

74

75

76

78

79

80

81

LS:sp

LETTY2/DEPRM/TXTSBP

MICROFILMED

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 09/01/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: SEE BELOW

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 73, 74, 76, 77, 79,
80 AND 81.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 287-4881, MS-1102F

cc: File

MICROFILMED





Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

9-2-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +74 (RT)

95-75

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Microfilm

8/23/94
Zoning Com.:
Applicants & owners insist that
they will represent the VARIANCE
CASE of the hearing.

R.T.

CORPORATION REQUIRE TO BE
REPRESENTED BY AN ATTORNEY.
PER SEC. 500.8.4.2, ZONING
COM. POLICY MANUAL.

RE: PETITION FOR VARIANCE * BEFORE THE
10328 South Dolfield Road, S/S South *
Dolfield Rd, 232' W c/l New Plant * ZONING COMMISSIONER
Court, 24 New Plant Ct, SW/S New *
Plant Ct, 757'+/- S of c/s South * OF BALTIMORE COUNTY
Dolfield Road, 4th Election Dist., *
3rd Councilmanic * CASE NO. 95-75-A

Universal Security Instruments, Inc.
Petitioners

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 12th day of September, 1994, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, Suite B-7, Towson, MD 21204, representative for Petitioners.

Peter Max Zimmerman

PETER MAX ZIMMERMAN

MICROFILMED

File

ABRAMOFF, NEUBERGER AND LINDER

ATTORNEYS AT LAW

SUITE 800

250 WEST PRATT STREET

BALTIMORE, MARYLAND 21201

DAVID B. ABRAMOFF
ANILKUMAR J. HOFFBERG
YAAKOV S. NEUBERGER
RITA A. LINDER
RICHARD S. LEHMANN
STEVEN M. ROSEN
NANCY HAAS
FRAN S. GLUSHAKOW-SMITH

(410) 539-8300
TELECOPIER (410) 539-8304

October 24, 1994

COUNSEL
STEPHEN F. BISBEE

Mr. Timothy M. Kotroco
Deputy Zoning Commissioner for
Baltimore County
Office of Planning and Zoning
Suite 112 Courthouse
400 Washington Avenue
Towson, Maryland 21204

RECEIVED
OCT. 25 1994
BALTIMORE COUNTY

Re: PETITION FOR VARIANCE
S/S Dolfield Road, 232'W of the c/l of New Plant
Court (10328 S. Dolfield Road) and, SW/S New Plant
Court, 757'S of the c/l of Dolfield Road (24 new
Plant Court) 4th Election District - 3rd
Councilmanic District Universal Security
Instruments, Inc. - Petitioners Case No. 95-75-A

Dear Mr. Kotroco:

I am writing to confirm our telephone conversation regarding the Order, dated October 13, 1994 for the above-referenced case. I pointed out to you that the Petitioner offered into evidence a letter from the President of Douron, Inc., located at 40 New Plant Court, indicating that he had no objection to the requested variance for the parcel located at 24 New Plant Court. However, the Findings of Fact and Conclusion of Law references the letter from Douron, Inc. with respect to the parcel located at 10328 South Dolfield Road instead of the New Plant Court parcel.

Accordingly, the following sentence of the Findings of Fact should have appeared in the second paragraph on Page 2 (describing the parcel at 24 New Plant Court) instead of the first paragraph on Page 2 (describing the parcel at 10328 South Dolfield Road): "The Petitioner offered into evidence a letter from one of the adjacent businesses indicating that they have no objection to the requested variance for this parcel."

If this clarification meets with your understanding of the case as presented, kindly indicate your agreement by

MICROFILMED

Mr. Timothy M. Kotroco
October 24, 1994
Page 2

executing this letter in the space provided below and returning a copy to me. I understand that you will file a copy of this letter with the official records for the case.

Thank you for your cooperation and assistance.

Very truly yours,



Steven M. Rosen

SMR:cm
Enclosure
cc: Mr. Harvey B. Grossblatt
Mr. William P. Monk
199cm



TIMOTHY M. KOTROCO

Deputy Zoning Commissioner for Baltimore County

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

BILL MONIK

222 BUSLEY AVE
SUITE B-7

TOWSON, MD 21204

HARVEY GROSSBLATT

UNIVERSAL SECURITY TRST.

10324 S. DOLFIELD RD

OWINGS MILLS MD 21117

MORTON K. SUGAR

MORTON K. SUGAR REALTY CO.
600 REISTERSTOWN RD - SUITE 300-C

BALTO MD 21208

Steven M. Rosen

Suite 800

250 W. Pratt Street

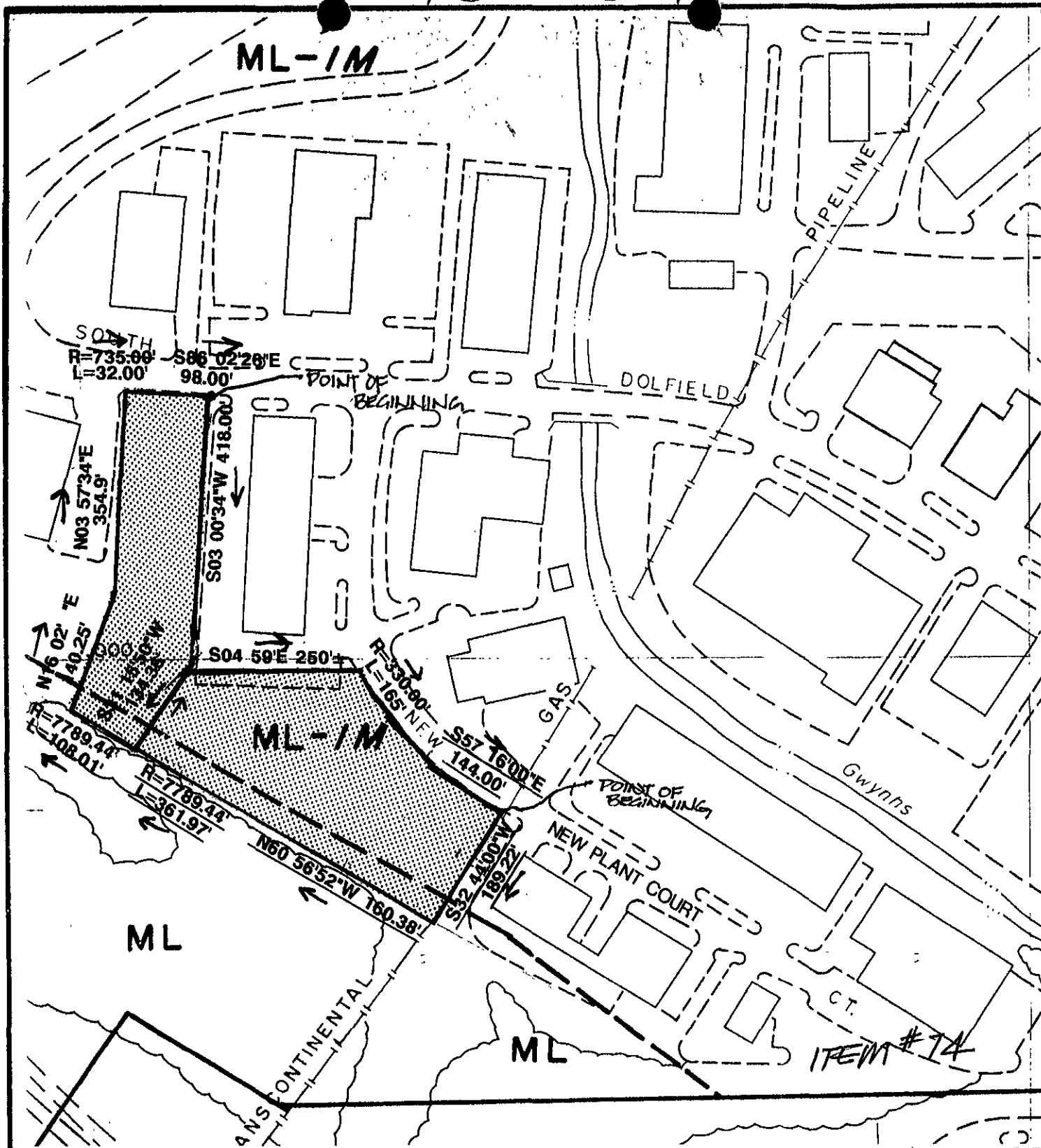
BALTO, MD. 21201



Printed with Soybean Ink
on Recycled Paper

HARVEY GROSSBLATT

95-75-A



WILLIAM MONK, INC.
 PLANNING, LANDSCAPE DESIGN
 ENVIRONMENTAL RESOURCE MANAGEMENT
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE B-7
 TOWSON, MD 21204
 (410) 494-8931

ZONING MAP
 TO ACCOMPANY
VARIANCE APPLICATION
 10328 SOUTH DOLFIELD ROAD
 &
 24 NEW PLANT COURT
 BALTIMORE COUNTY, MD

MAP #:
 NW 11-H

SCALE:
 1" = 200'

FILE #:
 04-37

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COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

10328 S DOLFEED ROAD

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PETITIONER'S
EXHIBIT 2



COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



24 NEW PLANT COURT

PETITIONER'S
EXHIBIT 3

MICROFILMED

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



**UNIVERSAL SECURITY INSTRUMENTS
10324 S DOLFIELD ROAD**



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**PETITIONER'S
EXHIBIT 4**

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN



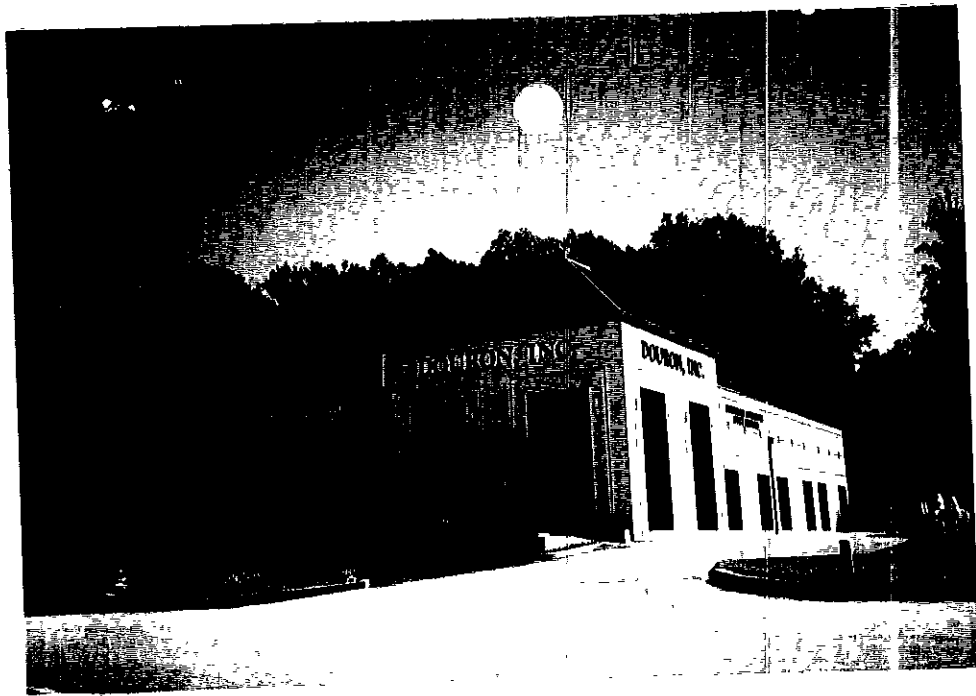
HILL SERVING AS BUFFER BETWEEN
PROPERTIES AND I-795 EXIT RAMP



VIEW LOOKING SOUTHEAST
SHOWING HILL ALONG REAR PROPERTY LINE

MICROFILMED

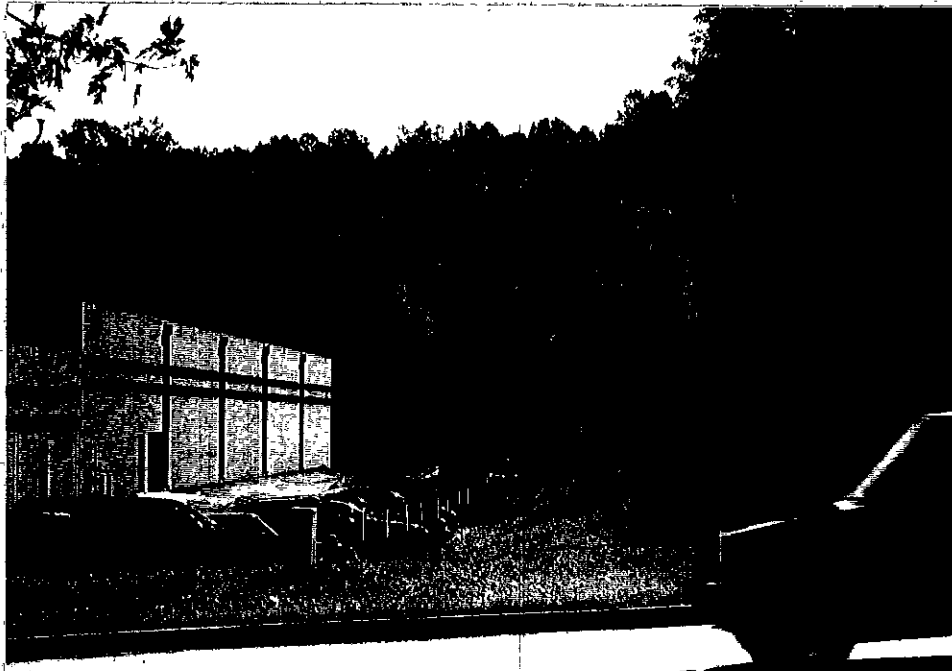
EXHIBIT 5



COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

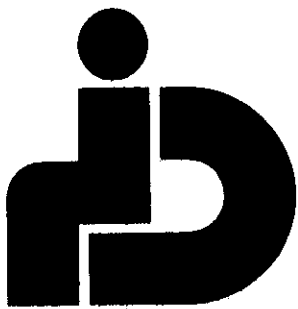


**VIEW SHOWING AREA BETWEEN UNIVERSAL SECURITY'S PARKING
LOT AND SIDE YARD SETBACK VARIANCE AREA FOR
10328 S. DOLFIELD ROAD**



**PETITIONER'S
EXHIBIT** 7

MICROFILMED



DOURON, INC.

40 New Plant Court
Owings Mills, Maryland 21117-3577
(410) 363-2600
Fax No. (410) 363-1659

September 23, 1994

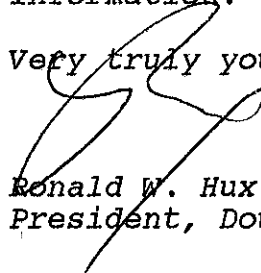
Office of the Zoning Commissioner
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Case No. 95-75-A (Item 74)
24 New Plant Court

To Whom It May Concern:

I am the President of Douron, Inc., which owns a warehouse and Office Building located at 40 New Plant Court, immediately adjacent to the parcel at 24 New Plant Court. I have reviewed the zoning variance petition and the plat to accompany the variance application with representatives of Universal Security Instruments. Please be advised that we support the proposed variance. Feel free to call me if you require any additional information.

Very truly yours,


Ronald W. Hux
President, Douron, Inc.

RWH/tb

PETITIONER'S
EXHIBIT 8

MICROFILMED

•Office and Educational Furniture•Stationery Supplies•Custom Manufacturing•Interior Design•GSA Contracts

OFFICE PRODUCTS DIVISION

40 New Plant Court
Owings Mills, MD 21117-3577
(410) 363-8350
Fax (410) 363-3544

SHOWROOM

105 Painters Mill Road
Owings Mills, MD 21117
By Appointment

EASTERN SHORE

Salisbury, Maryland
(410) 543-1520

DELAWARE

1700 N. Scott Street
Wilmington, DE 19806
(302) 429-7578
Fax (302) 429-7582

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: September 7, 1994

SUBJECT: 10328 South Dolfield Road and 24 New Plant Court

INFORMATION:

Item Number:

74

Petitioner:

Universal Security Instruments, Inc.

Property Size:

Zoning:

M.L.-I.M.

Requested Action:

Hearing Date:

SUMMARY OF RECOMMENDATIONS:

Based upon the information provided and a meeting with the applicant's representative, Mr. William Monk, staff offers the following comment:

According to Mr. Monk, the applicant desires to secure variances for the subject property in order to enhance its marketability. As design related issues can be addressed at the time of development plan review, this office does not oppose the petitioner's request.

Prepared by:

Jeffrey M. Lom

Division Chief:

Carol L. Kerns

PK/JL:lw

RECEIVED

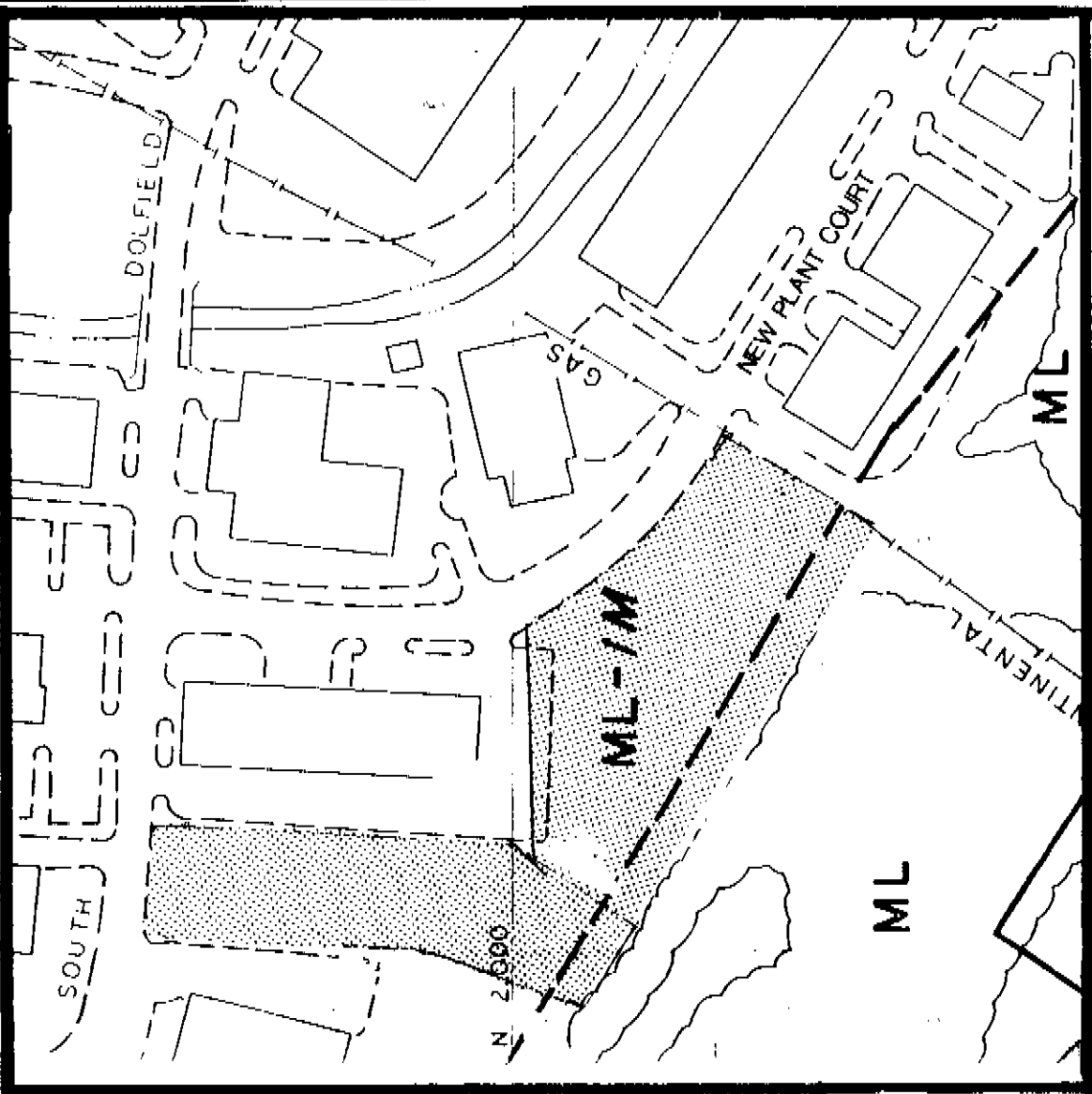
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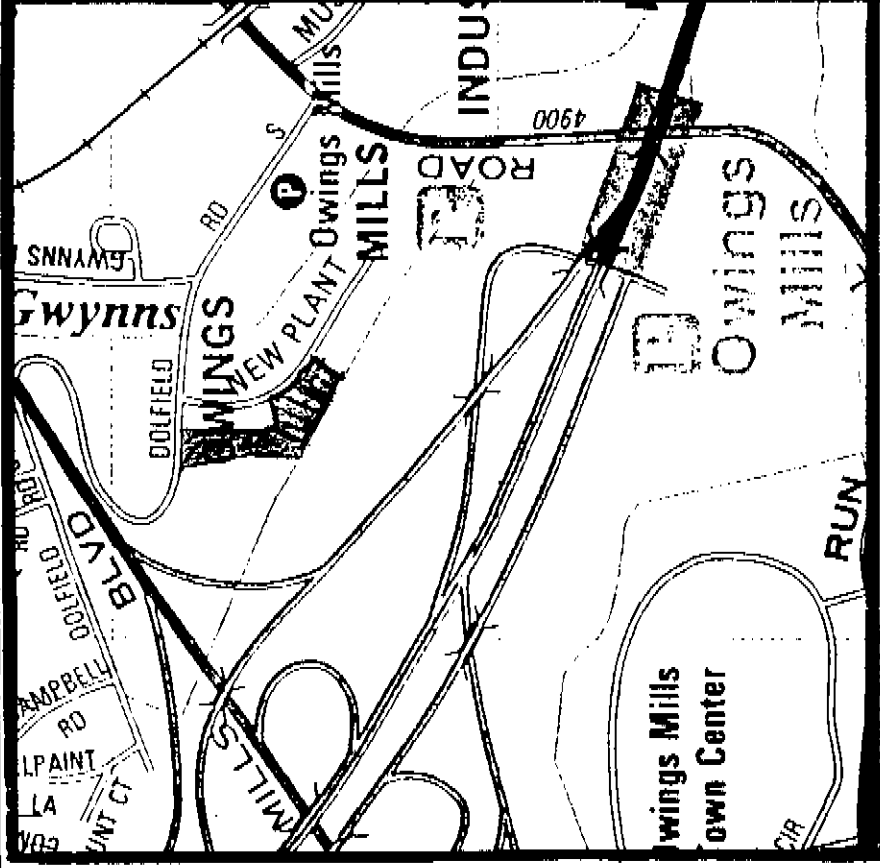
PLAN TO ACCOMPANY
VARIANCE APPLICATION
10328 SOUTH DOLFIELD ROAD
&
24 NEW PLANT ROAD
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
222 ROBERT AVENUE, SUITE B-7
TOWSON, MARYLAND 21204
(410) 434-8931

APPLICANT: PETTITONER'S
EXHIBIT 9
MR. HARVEY GROSSBLATT
UNIVERSAL SECURITY INSTRUMENTS, INC.
OWINGS MILLS, MD 21117
MICROFILMED
DATE: 8/23/94
JOB NO. 94-37
SCALE: 1"=50'



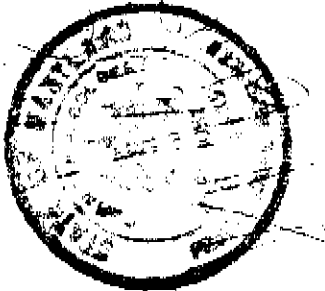
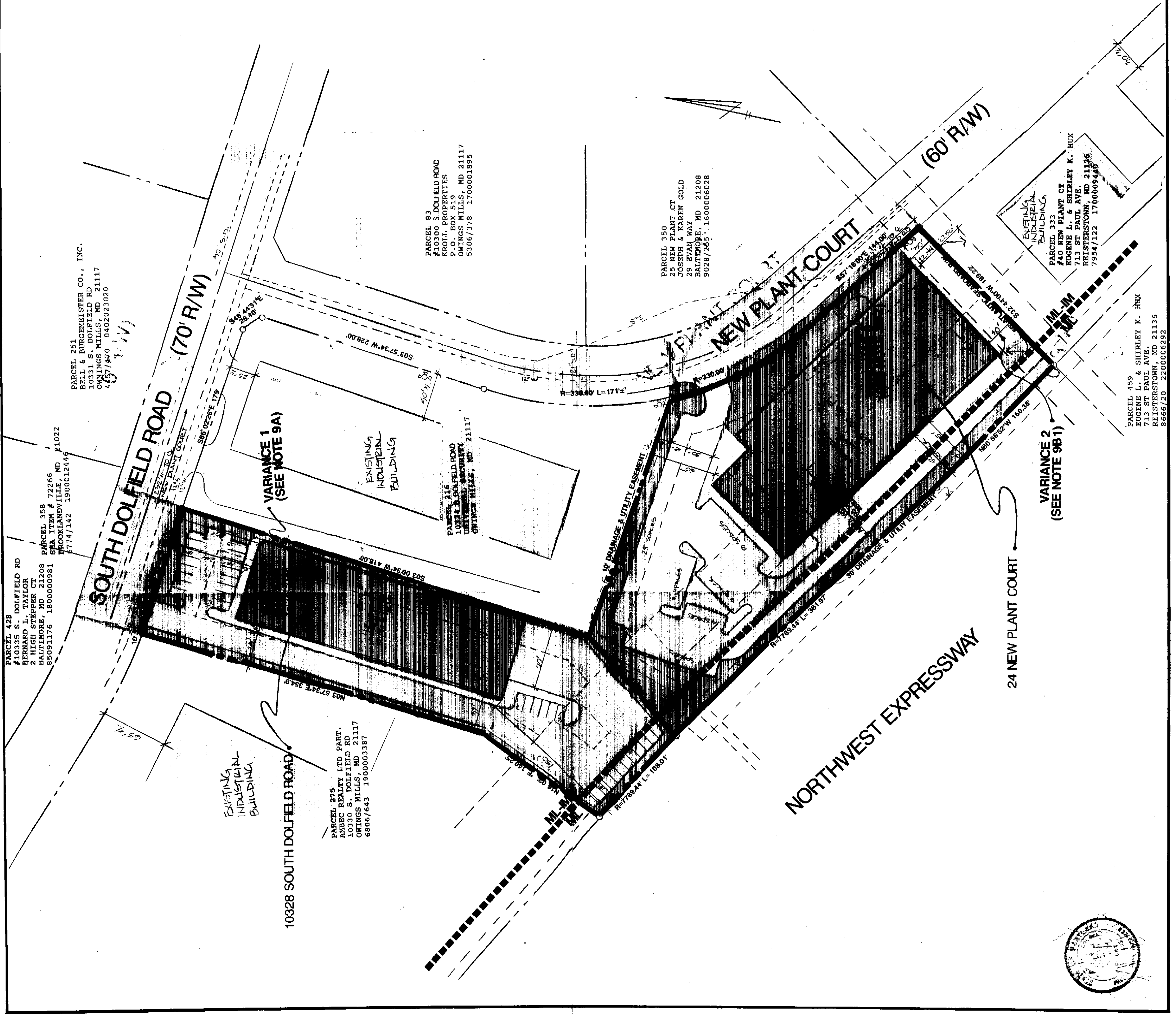
ZONING MAP
SCALE: 1"=200'



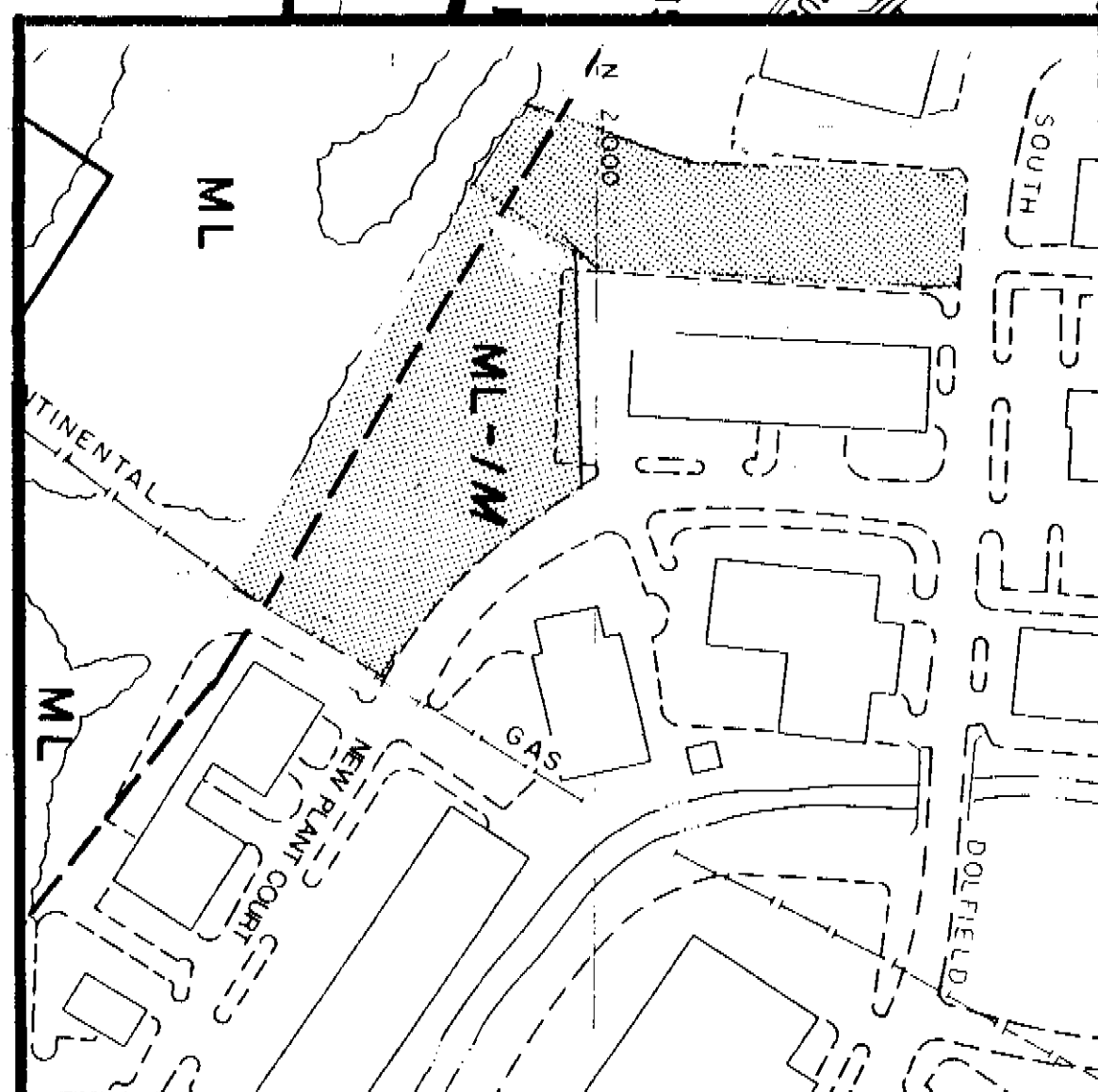
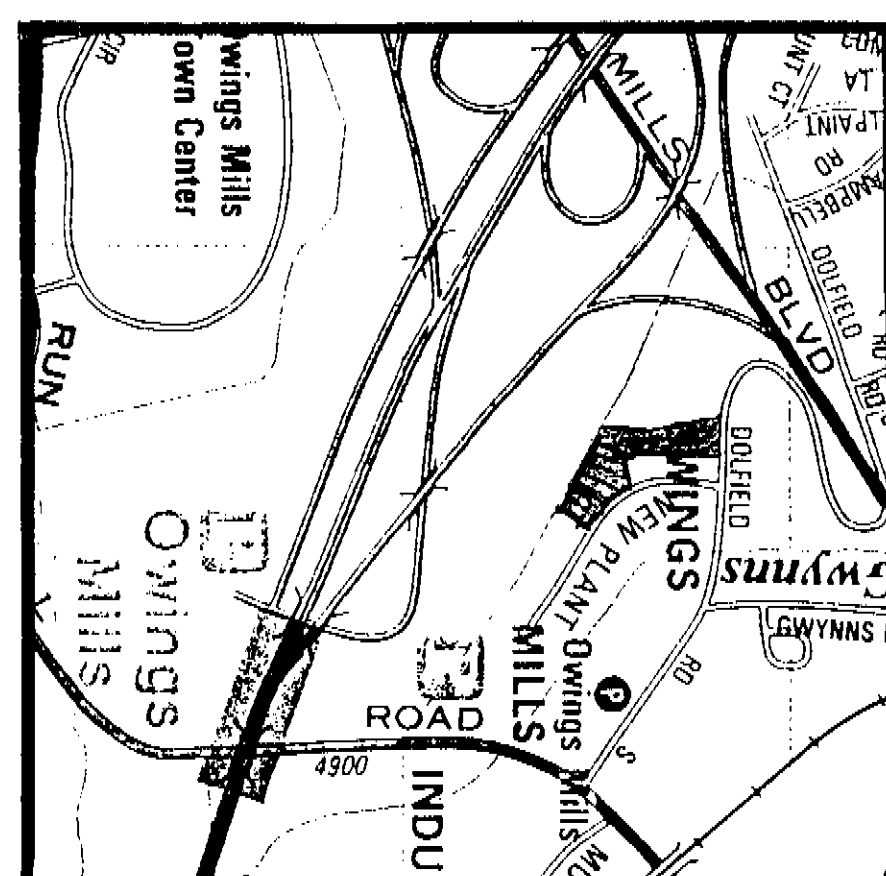
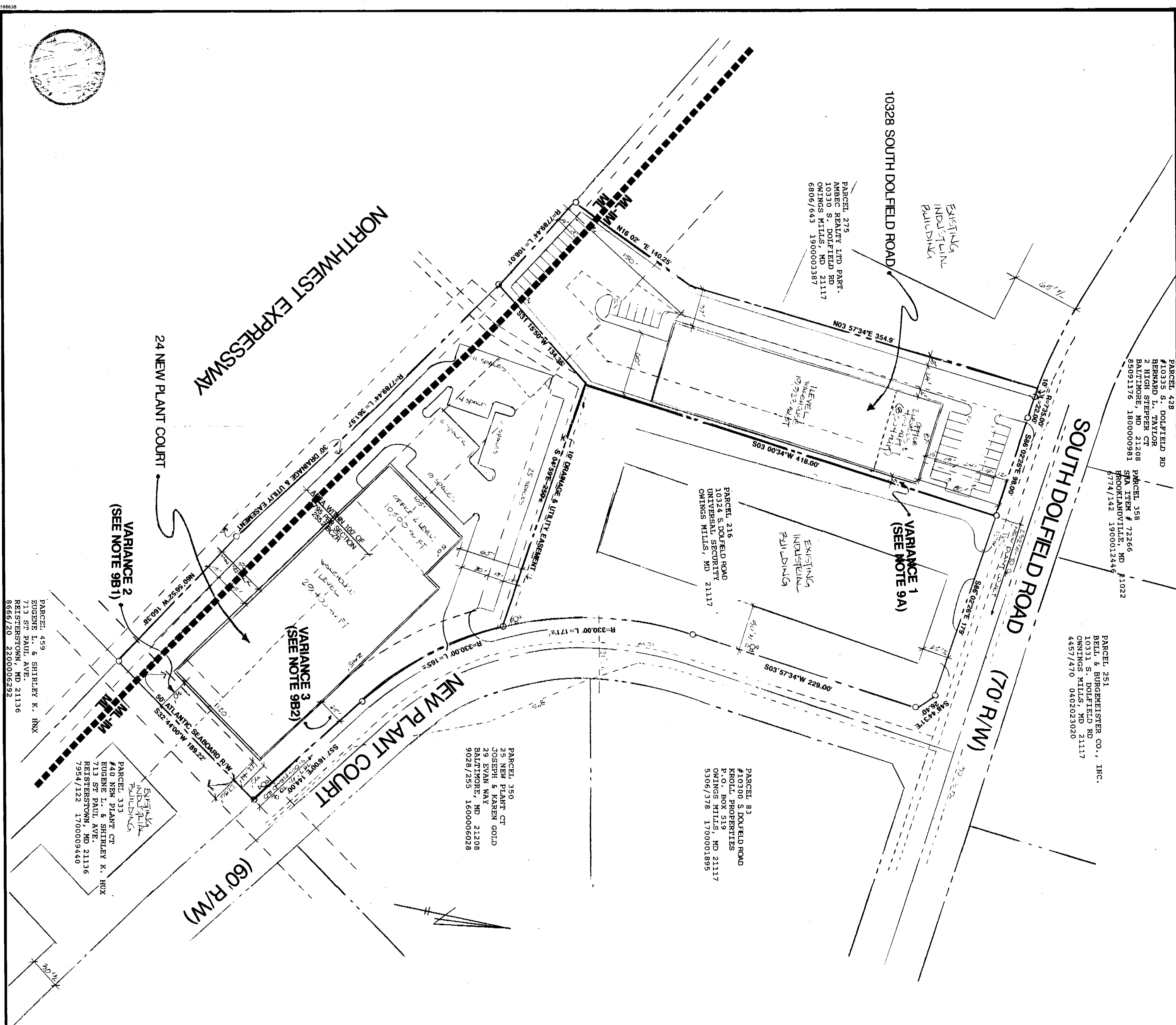
VICINITY MAP
SCALE: 1"=1,000'

- NOTES:
1. ZONING: ML-1M
 2. LOT AREA: 63,536 S.F. +/- (1.47 A +/-)
NET - 63,536 S.F. +/- (1.35 A +/-)
B. 24 NEW PLANT CT - 10,775 SF +/- (23 A +/-)
NET - 10,775 SF +/- (23 A +/-)
GROSS - 11,047 SF +/- (25 A +/-)
 3. EXISTING USE: VACANT
 4. PROPOSED USE: WAREHOUSE (BOTH PROPERTIES)
 5. BUILDING SETBACKS:
A. 10328 S. DOLFIELD ROAD
1. MORE THAN 100' FRONT
2. MORE THAN 100' SIDE
3. MORE THAN 100' REAR
B. 24 NEW PLANT CT
1. MORE THAN 100' FRONT
2. MORE THAN 100' SIDE
3. MORE THAN 100' REAR
 6. BUILDING AREA:
A. 10328 S. DOLFIELD RD - 8,004 +/- SQ. FT. (OFFICE)
B. 24 NEW PLANT CT - 19,223 +/- SQ. FT. (WAREHOUSE)
C. 24 NEW PLANT CT - 10,500 +/- SQ. FT. (OFFICE)
D. 24 NEW PLANT CT - 25,400 +/- SQ. FT. (WAREHOUSE)
 7. PARKING:
A. 10328 S. DOLFIELD RD
OFFICE: 8,004 X 3.3/1000 = 27 SPACES
WAREHOUSE: 19,223 X 3.3/1000 = 63 SPACES
B. 24 NEW PLANT CT
OFFICE: 10,500 X 3.3/1000 = 35 SPACES
WAREHOUSE: 25,400 X 3.3/1000 = 84 SPACES
C. 24 NEW PLANT CT
OFFICE: 10,500 X 3.3/1000 = 35 SPACES
WAREHOUSE: 25,400 X 3.3/1000 = 84 SPACES
D. 24 NEW PLANT CT
OFFICE: 10,500 X 3.3/1000 = 35 SPACES
WAREHOUSE: 25,400 X 3.3/1000 = 84 SPACES
 8. UTILITIES:
A. PUBLIC WATER - PUBLIC
B. PUBLIC WATER - PUBLIC
C. PUBLIC WATER - PUBLIC
D. PUBLIC WATER - PUBLIC
 9. VARIANCE:
A. 10328 S. DOLFIELD RD - SECTION 255.1 & 238.2 FOR A SIDE YARD SETBACK OF 5' IN LIEU OF THE REQUIRED 30'.
B. 24 NEW PLANT CT - SECTION 255.2 & 243.2 FOR A SIDE YARD SETBACK OF 30' IN LIEU OF THE REQUIRED 50' AND SECTION 255.1 & 238.2 FOR A FRONT YARD SETBACK OF 25' IN LIEU OF THE REQUIRED 40'.
 10. SPECIAL EXCEPTION: NONE
 11. ELECTION DISTRICT: 4
 12. CONGRESSIONAL DISTRICT: 3
 13. CENSUS TRACT: 4041
 14. WATERSHED: 27
 15. SUBWATERSHED: 67
 16. DEED REFERENCE:
A. 10328 S. DOLFIELD RD - 5728/342
B. 24 NEW PLANT CT - 6085/94
 17. PROPERTY ACCOUNT NO.: 1700012167 & 1900003719
 18. TAX MAP: 67, GRID: 3, PARCEL: 395 (10328 S. DOLFIELD RD) 216 (24 NEW PLANT CT)
 19. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 5.5 (OFFICE)
PROPOSED - 3.4 (24 NEW PLANT CT)
 20. HEIGHT OF BUILDING: TO CONFORM TO SECTION 254 BC2R
 21. MASS TRANSIT ADJUTMENT: N/A
 22. THIS SITE IS NOT WITHIN A DESIGNATED CRITICAL AREA NOR DOES IT CONTAIN ANY HAZARDOUS MATERIALS
 23. AMENITY OPEN SPACE: N/A
 24. SIGNS: ALL SIGNS TO CONFORM TO SECTION 413 BC2R
 25. PREVIOUS COMMERCIAL PERMIT: NONE
 26. ZONING HEARINGS: NONE
 27. PROPERTY OWNERSHIP: UNIVERSAL SECURITY INSTRUMENTS, INC. 10324 SOUTH DOLFIELD ROAD OWINGS MILLS, MD 21117

WPM27



069991



APPLICANT:

UNIVERSAL SECURITY INSTRUMENTS, INC.
MR. HARVEY GROSSBLATT
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

DATE: 8/23/94	JOB NO. 94-37	SCALE: 1"=50'
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WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT

COURTHOUSE COMMONS
222 BOSLEY AVENUE, SUITE B-7
TOWSON, MARYLAND 21204
(410) 494-8931

**PLAN TO ACCOMPANY
VARIANCE APPLICATION**

10328 SOUTH DOLFIELD ROAD
&
24 NEW PLANT ROAD
BALTIMORE COUNTY, MARYLAND

95-75-A

PRISONER'S

Exhibit

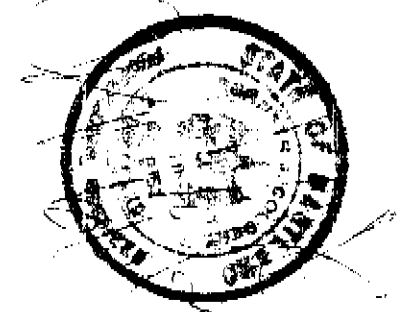
CONFORM TO SECTION 254 BCZR

DESIGNATED CRITICAL AREA MATERIALS

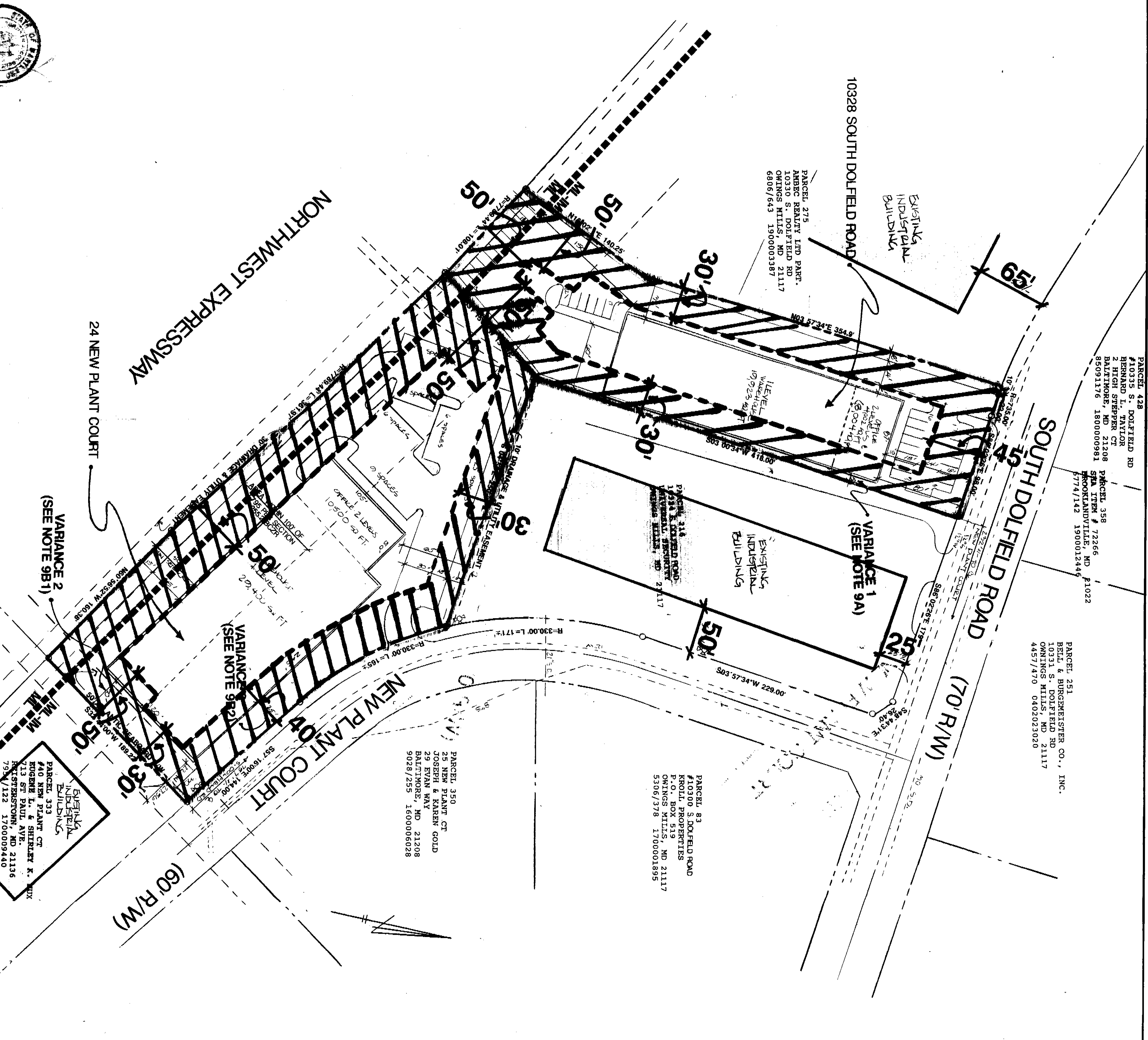
FORM TO SECTION 413 BCZR

MIT: NONE

VERSAL SECURITY INSTRUMENTS
24 SOUTH DOLFIELD ROAD
NGS MILLS, MD 21117



**BUILDING AREA RESTRICTED
BY SETBACK REQUIREMENTS**

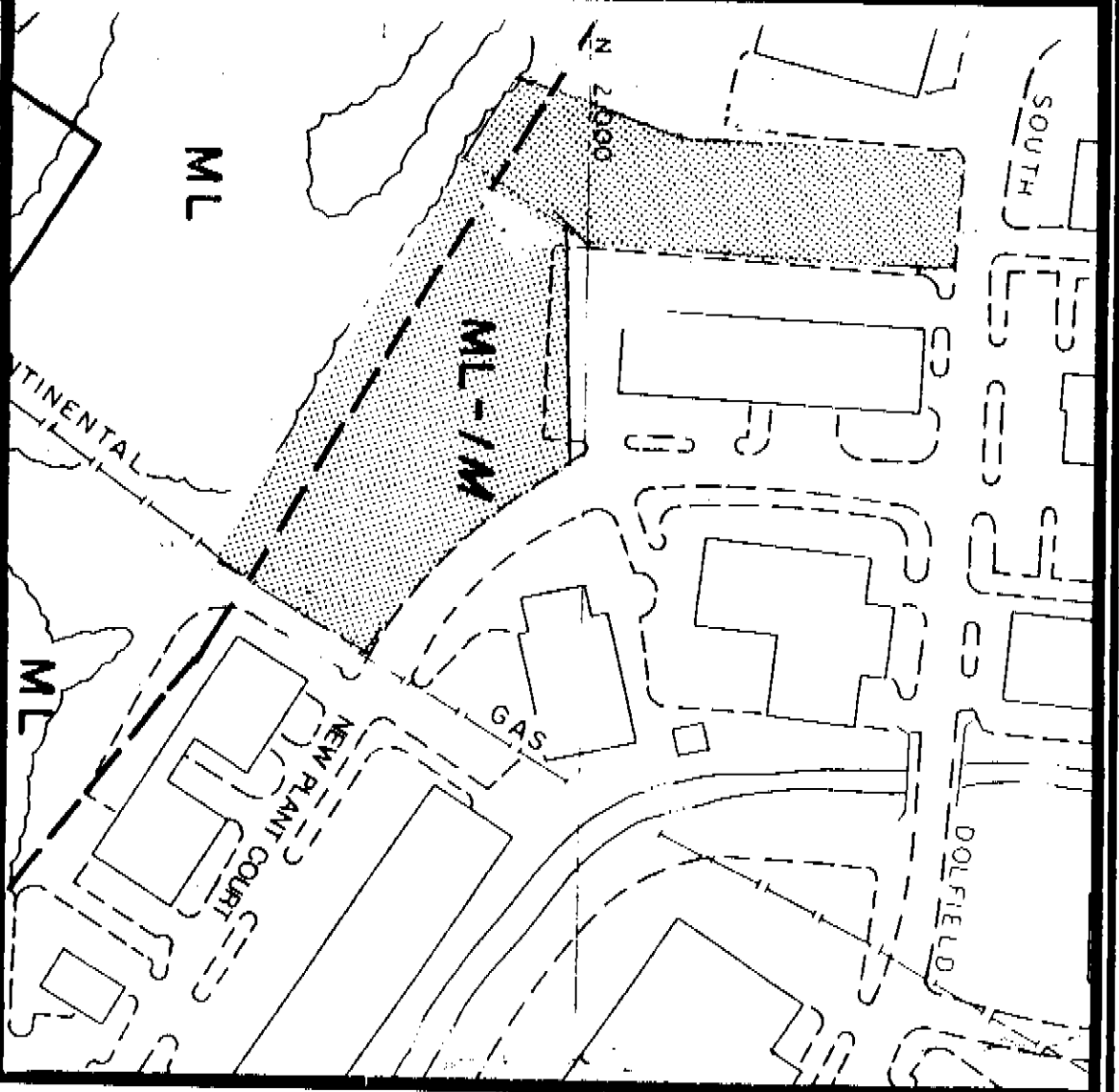
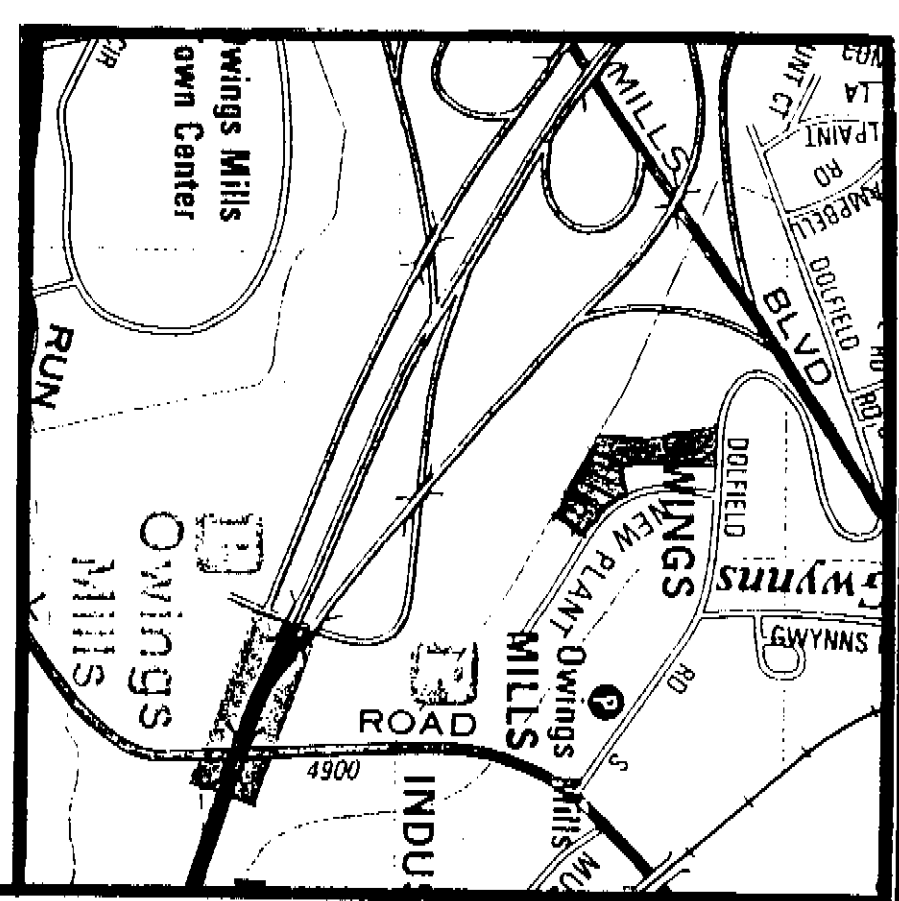


KEY

☒ **REQUIRED SETBACK AREA**

☐ **BUILDINGS USED TO DETERMINE FRONT YARD SETBACKS**

- NOTES:**
1. EXISTING: ML-1M
 2. LOT AREA: 10,000 S.F.
 3. LOT AREA: 10,000 S.F.
 4. PROPOSED USE: WAREHOUSE (BOTH PROPERTIES)
 5. BUILDING SETBACKS: 100' FROM FRONT, 50' FROM SIDE, 50' FROM REAR
 6. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 7. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 8. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 9. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 10. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 11. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
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 21. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 22. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 23. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 24. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 25. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 26. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR
 27. WITHIN 100' OF SIDE: 50' FROM FRONT, 50' FROM REAR



WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN
ENVIRONMENTAL RESOURCE MANAGEMENT
COURTHOUSE COMMONS
22 BOSLEY AVE. SUITE B-7
TOWSON, MARYLAND 21204
(410) 494-9931

**PLAN TO ACCOMPANY
PETITIONER'S VARIANCE APPLICATION**

EXHIBIT 10 10328 SOUTH DOLFIELD ROAD
&
24 NEW PLANT ROAD
BALTIMORE COUNTY, MARYLAND

APPLICANT:

UNIVERSAL SECURITY INSTRUMENTS, INC.
MR. HARVEY GROSSBLATT
10324 SOUTH DOLFIELD ROAD
OWINGS MILLS, MD 21117

DATE: 8/23/94 **JOB NO:** 94-37 **SCALE:** 1"=50'